

# THE CITY OF DURHAM TRUST

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c/o Blakett, Hart & Pratt, LLP  
Aire House  
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Belmont  
Durham, DH1 1TH  
17 May 2020

Dear Ms Morina

The City of Durham Trust is concerned about the steady increase in the number of planning applications seeking to convert family dwellings to houses in multiple occupation or to increase the size of existing HMOs. This is increasing the imbalance between the student population and the long-term resident population of Durham City. Instead we need to promote and preserve inclusive, mixed and balanced communities (NPPF, 8b).

Accordingly, Trustees wish to object to application **DM/19/03949/FPA** which proposes to extend the size of 55 Hawthorn Terrace from 4 beds to 10 beds. The percentage of student properties within 100 metres radius of this property is 61.2% and so the extension would be contrary to Durham County Council's Interim Policy on Student Accommodation.

Furthermore, the scale of this proposed extension is such that the new building would take up the existing amenity area of the property and it is impossible to imagine how it can cope with six additional residents. The impact of refuse and cycle storage will be unmanageable. The only parking available to the property is on-street and this will increase the pressure on that.

Yours sincerely

John Lowe  
Chair, The City of Durham Trust